MANCHESTER
CITY COUNCIL

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Mr Paul Cox
Aedas Architects Ltd
Parsonage Chambers
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M3 2HW

Date: Thursday 12th May 2011

Dear Mr. Cox,

Application under Section 96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material change to a Planning Permission

Application Number: 096120/NMC/2011/N1

Description: Application for a non-material amendment following the granting of planning permission under application 090965/FO/2009/N1 to allow for alterations to approved boundary treatment and external elevations of the building

Location: Land To East Of Plot 3 And Part Of Plot 2 Central Park, Northampton Road, Newton Heath, Manchester, M40 5BP

I am writing to you following your recent application for a non-material amendment to planning reference number 090965/FO/2009/N1.

The details of the proposed amendments include the addition of a secure fenceline next to the gatehouse, the relocation of the secure vehicular entrance barrier back into the site adjacent to the gatehouse, the revision of the layout of the bollards to the north and east elevations, and certain minor elevational alterations to the north, east, south and western elevations.

Following an assessment of the plans submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority.

The City Council is satisfied that the proposed amendments will not cause any detriment to the design quality or appearance of the existing proposal and will not cause any impact on the visual amenity of the area or on the residential amenity currently enjoyed by local residents.

Therefore, I can confirm that the proposed amendments are hereby **APPROVED**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 090965/FO/2009/N1. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 090965/FO/2009/N1 still apply to this development.

However, due to the acceptance of the amendments outlined above, the following amended condition also now applies:

Amended Condition 2

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

The application forms, the drawings numbered PL(0)001 Red Edge Location Plan, EX(0)001, PL(0)003, PL(0)004, PL(0)005, PL(0)006, PL(0)007, PL(0)010, PL(0)011, PL(0)012, PL(0)013, PL(0)018, PL1027.L.02/Rev C, PL1027.L.11/Rev C and PL1027.L.12/Rev C, PL1027.D.100/RevA, the Crime Impact Statement, the 'Environmental Noise Constraints Revision A Report 31st July 2009' and the Environmental Noise and Vibration Isolation Design Report Revision C 31st July 2009' completed by Norman Disney and Young, the Geo-Environmental Site Investigation and Generic Quantitative Risk Assessment completed by Shepherd Gilmour Infrastructure Ltd., the Flood Risk Assessment prepared by Shepherd Gilmour Infrastructure Ltd. Ref C847/SBS/jt/S0319 dated 21 July 2009, the Transport Statement completed by Waterman Boreham Transport Planning, the Framework Travel Plan completed by Waterman Boreham Transport Planning, the Norman Disney and Young 'Environmental Standards' report dated 30th July 2009, the BREEAM pre-assessment report and the 'Energy Strategy' report dated 30th July 2009, and the Air Quality Assessment by Drivers Jonas 31st July 2009, stamped as received by the Local Planning Authority on the 4th August 2009, and the Design and Access Statement A.R.MAN.2007.0349.002DAS01A August 2009 , stamped as received by the Local Planning Authority on the 7th August 2009, the amended landscape drawings numbered PL1027.L.01/Rev E and PL1027.L.03/Rev D, stamped as received by the Local Planning Authority on the 2nd October 2009, the amended drawing numbered PL(00)020, stamped as received by the Local Planning Authority on the 17th December 2010, and the amended drawings numbered PL(00)002/RevB, PL(00)008/RevA and PL(00)009/RevA, stamped as received by the Local Planning Authority on the 21st April 2011.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EM1, EM2, EM5, DC9, DC16, I1.1, I1.6, I1.12, I2.1, I3.1, E1.5, E1.6, E2.6, E3.3, E3.5, T1.8, T2.4, T2.6, T3.1, T3.7 and R1 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1),

Planning Policy Guidance 13 (PPG13), Planning Policy Statement 23 (PPS23), Planning Policy Statement 25 (PPS25), and the North West of England Plan - Regional Spatial Strategy to 2021).

Yours Sincerely

Peter Babb
Head of Planning